



SOUTH AFRICA – November 2022

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DEADLINE FOR PROPERTY OWNERS IN JOBURG – WHAT YOU NEED TO KNOW

The City of Johannesburg (CoJ) has requested that all Joburg property owners submit their property information to the city for the General Valuation Roll for 2023 (GVR 2023) by 25 November 2022.

The property information will assist the city with compiling an accurate General Valuation Roll – which is conducted every four years and used to adjust the rates residents pay for their homes.

Property information required from property owners includes:

- Information on the Erf number of the property;
- What the building is used for and the condition of the building;
- The owner should provide photographs of the external and internal components on the property, with the dates of when the photos were taken; and
- Any other relevant information should be provided.

“In terms of Section 42 of the Municipal Property Rates Act 6 of 2004, the Municipal Valuer may request access to information about the properties,” the city said.

MMC for Finance councillor Julie Suddaby said the city has inspectors currently valuing more than 900,000 properties across Johannesburg. The CoJ Property Department will implement the results of the GVR 2023 on 1 July 2023.

“According to Section 2 of the Municipal Property Rates Act (MPRA), subject to Section 229 of the Constitution of the Republic of South Africa, CoJ will levy rates on all registered properties in its jurisdiction once the GVR process has been adopted,” says MMC Suddaby.

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Suddaby explains that the GVR process is essential in helping the city assign a value and correctly categorise all properties in the City of Johannesburg. The objective is to generate rates on an equitable basis.

“When the GVR results are announced, property owners should not delay in checking the value assigned to their property and send through the information they think will assist the city with compiling the valuation roll that will reflect their input,” added Suddaby.

She also said that property owners will be notified in writing of their respective entries in the GVR 2023 early next year.

“CoJ will invite them to inspect the Valuation Roll and, if they disagree with the valuation, they can object to the entry in the GVR2023 as prescribed by the Municipal Property Rates Act 6 of 2004, as amended,” said Suddaby.

Residential and business property owners can submit their objections via email (valuationsection42@joburg.org.za) or drop off the relevant documentation in person at 66 Jorissen Place, Jorissen Street, First Floor, East Wing.

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